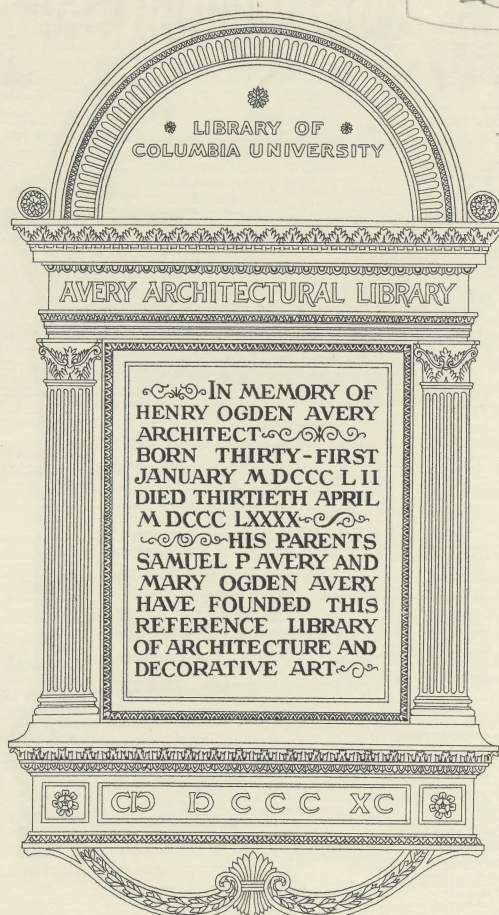


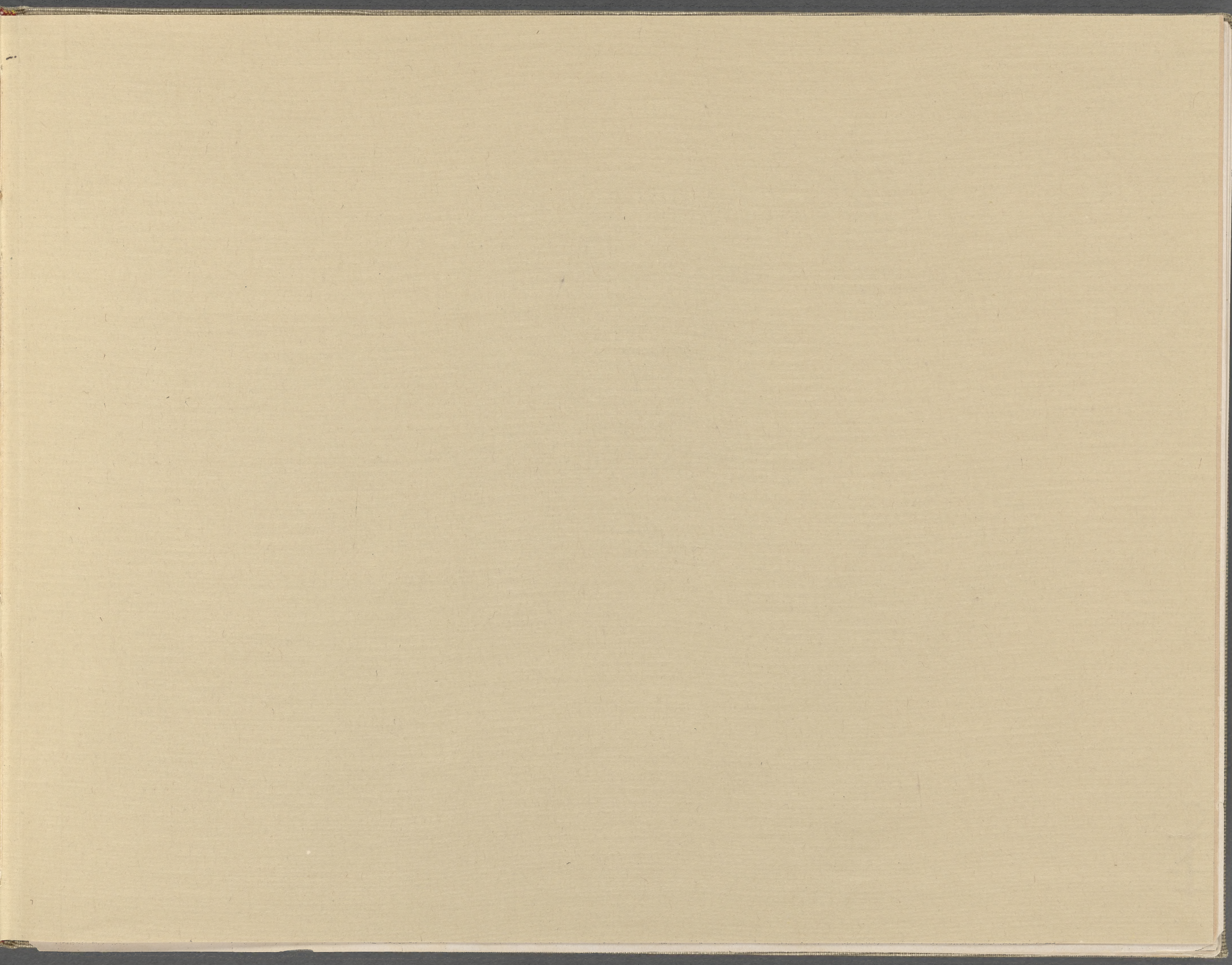


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NEW YORK(CITY)-Z-TRUE (CLARENCE)



DWELLING HOUSES

DESIGNED BY   

CLARENCE TRVE ARCH'T.

102 WEST 81ST STREET.    NEW YORK.

DESIGNS OF

141 DWELLING HOUSES,

BUILT ON THE WEST SIDE,

FROM DRAWINGS BY

CLARENCE TRUE, Architect.



THE HOUSES FOR SALE ARE:

Block of 5 Houses, 301 to 309 West 75th Street, between West End Avenue and Riverside Drive. For information inquire of CHARLES G. JUDSON, 102 W. 81st Street, N. Y.

"	6	"	S. E. Corner West 94th Street and West End Avenue.	"	"	"	"	"	"	"	"	"
"	1	"	No. 159 West End Avenue, near 72nd Street.	"	"	"	"	"	"	"	"	"
"	1	"	No. 296 West 92nd Street, near West End Avenue.	"	"	"	"	"	"	"	"	"
"	6	"	Corner 84th Street and West End Avenue.	"	"	"	"	"	"	"	"	"
"	3	"	on West 89th Street,	"	"	"	"	"	"	"	"	"
"	6	"	on Corner 92nd Street and West End Avenue.	"	"	"	"	"	"	"	"	"

RICHARD G. PLATT,
J. EDWARD COAR,
T. A. SQUIER, on the premises.

PRESS OF UNZ & COMPANY,
1 BOWLING GREEN, 12 BROADWAY,
NEW YORK CITY.



ONE of the striking anomalies of the City of New York where continued effort is widely exhibited in the variety, new ideas and general improvement pervading all other artistic and practical enterprises—is the wearisome sameness and unattractiveness of its dwelling houses. John Ruskin has well said somewhere, that row after row of brown-stone fronts, mostly bad copies of the Farnese palace in detail, making up the living streets of the city, ought all to be torn down.

That this unattractiveness is everywhere visible along the avenues and streets of our city, a ride on the elevated roads from the Battery to Harlem will reveal; there being very few buildings that will attract one's attention, but in all directions we see the same brick walls, square window openings and painted galvanized iron cornices, more or less dilapidated.

The following illustrations will demonstrate an attempt to improve the houses of our citizens in appearance, plan of rooms and interior arrangements, so that home-life in the city shall be rendered enjoyable rather than passably endurable.

Where I have had entire supervision of buildings, I have been able to preserve the purity of the original designs and to make them as architecturally correct, as modern edifices can be constructed; and where I have not had supervision of my designs, the builders themselves have carried out generally the details of my drawings, and have found that to do so has always been to their pecuniary advantage. But in this city, where every foot of land is so valuable that all houses are necessarily narrow in width, and where light and ventilation can be procured only from the front and back, it has been no easy task to perfect our plans.

Still we are convinced that investigation will prove the houses which we have for sale are the most complete in New York, both in design and execution.

The latest that I have designed and illustrating all the best ideas, will be found in the block on West Seventy-fifth street, between West End avenue and the Riverside Drive, and in the other block on the south-east corner of Ninety-fourth street and West End avenue, owned by Mr. Charles G. Judson.

Of these houses I have had the entire supervision, and have studied to make them perfect in every detail of their arrangement and equipment.

CLARENCE TRUE.

102 West 81st Street,
NEW YORK, July 1st, 1893.



Block of 5 Houses on West 75th Street, between West End Avenue and Riverside Drive,

FOR CHARLES G. JUDSON, Esq.

Designed and built under the personal supervision of

CLARENCE TRUE, ARCHITECT.

See plans on following pages.

FIVE HOUSES.
WEST 75th STREET, NEAR WEST END AVENUE,
 FOR CHARLES G. JUDSON, Esq.

CLARENCE TRUE, ARCHITECT.

DESCRIPTION.

Two Houses 20 ft. wide, 80 ft. deep, 102 ft. lot.

One " 18 " 80 " 102 "

One " 19 " 85 " 102 "

One " 23 " 81 " 102 "

Buildings are five stories and cellar.

Front of Bedford Limestone.

Finished all through in hardwoods. Special designs in each house.

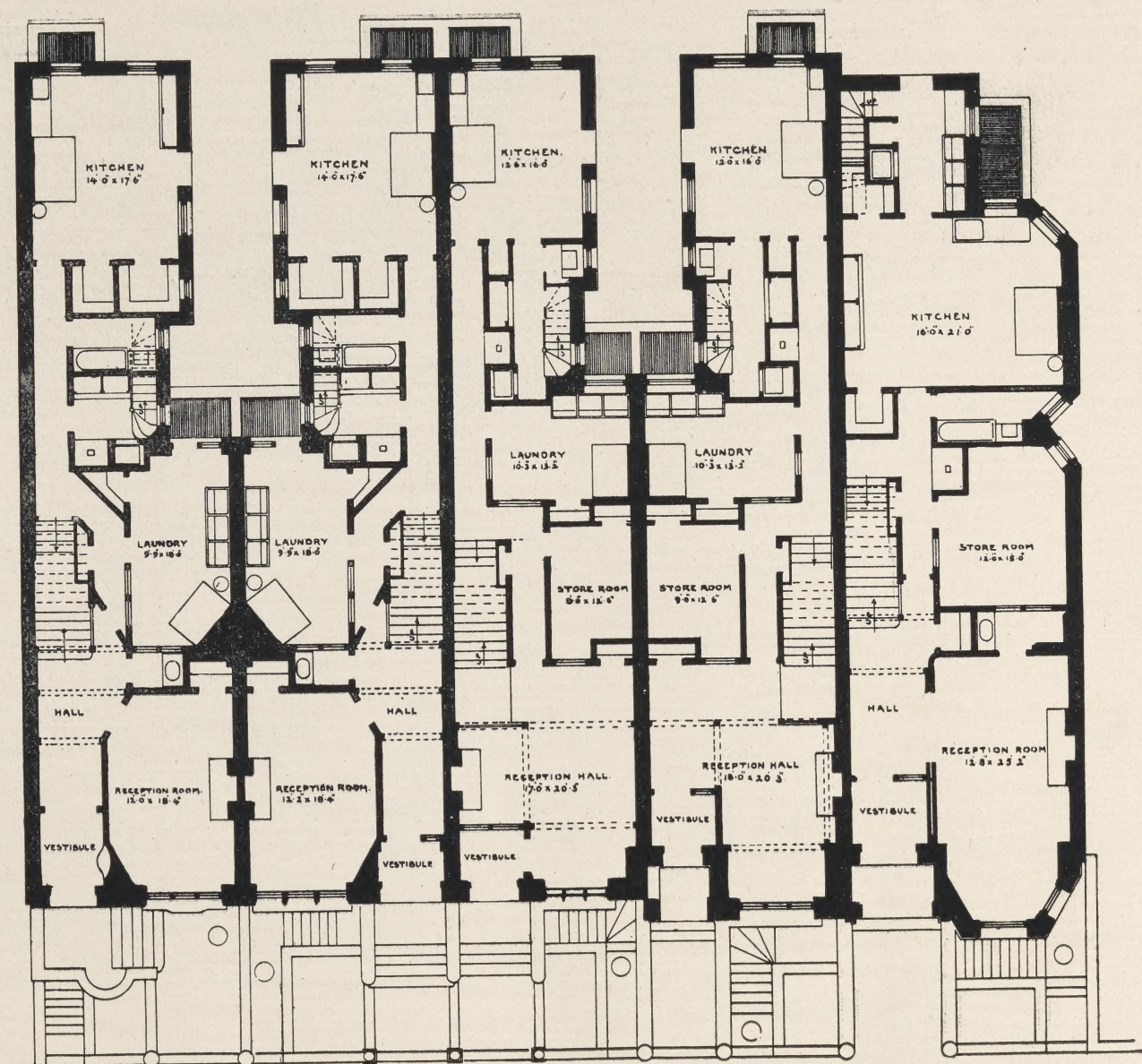
Wired for Electric Lights.

Plumbing all set open. All bath rooms and around all plumbing have tile floors and walls.

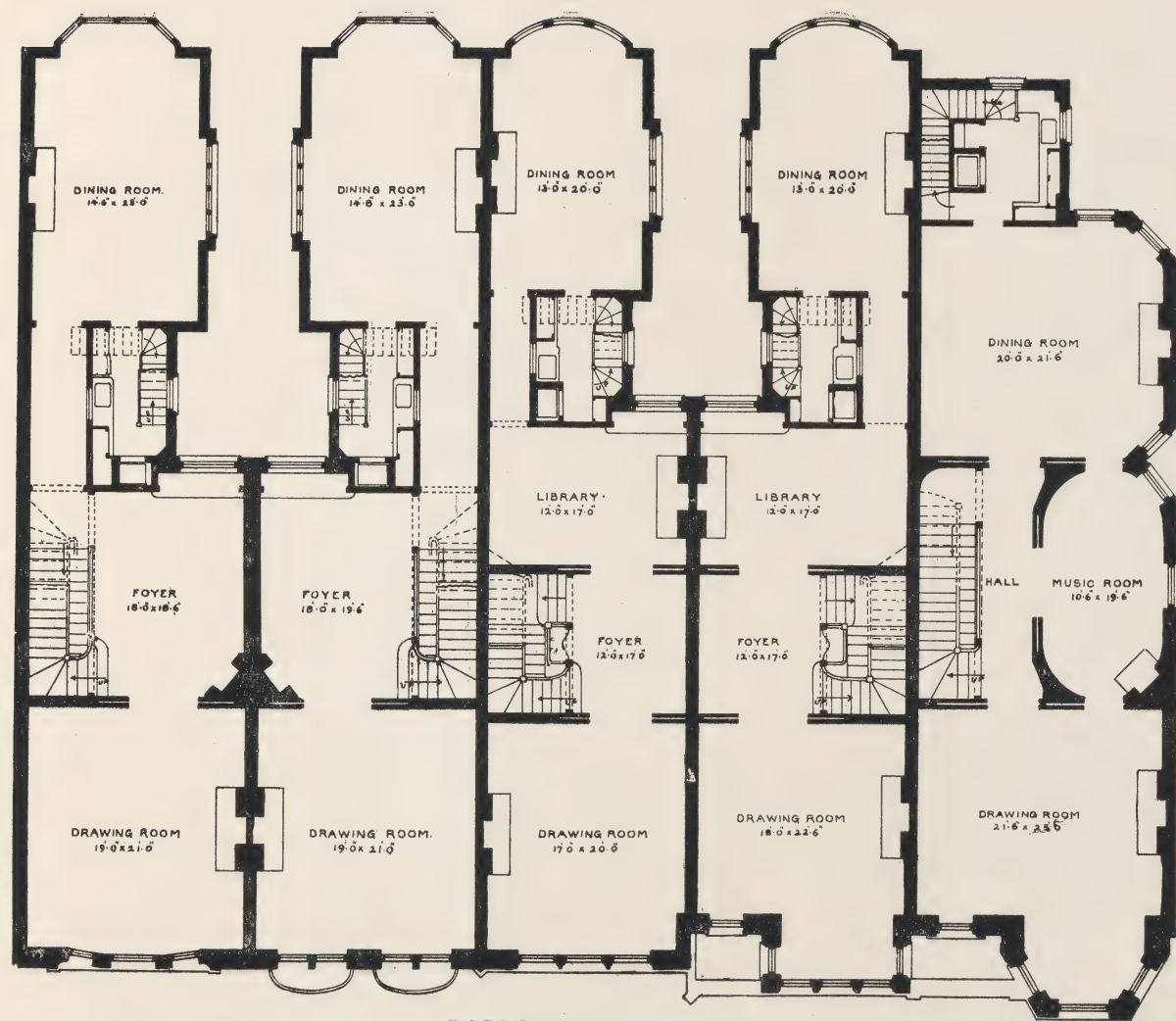
Three Bath rooms in each house.

Kitchens and laundries have marble wainscoting and oak floors.

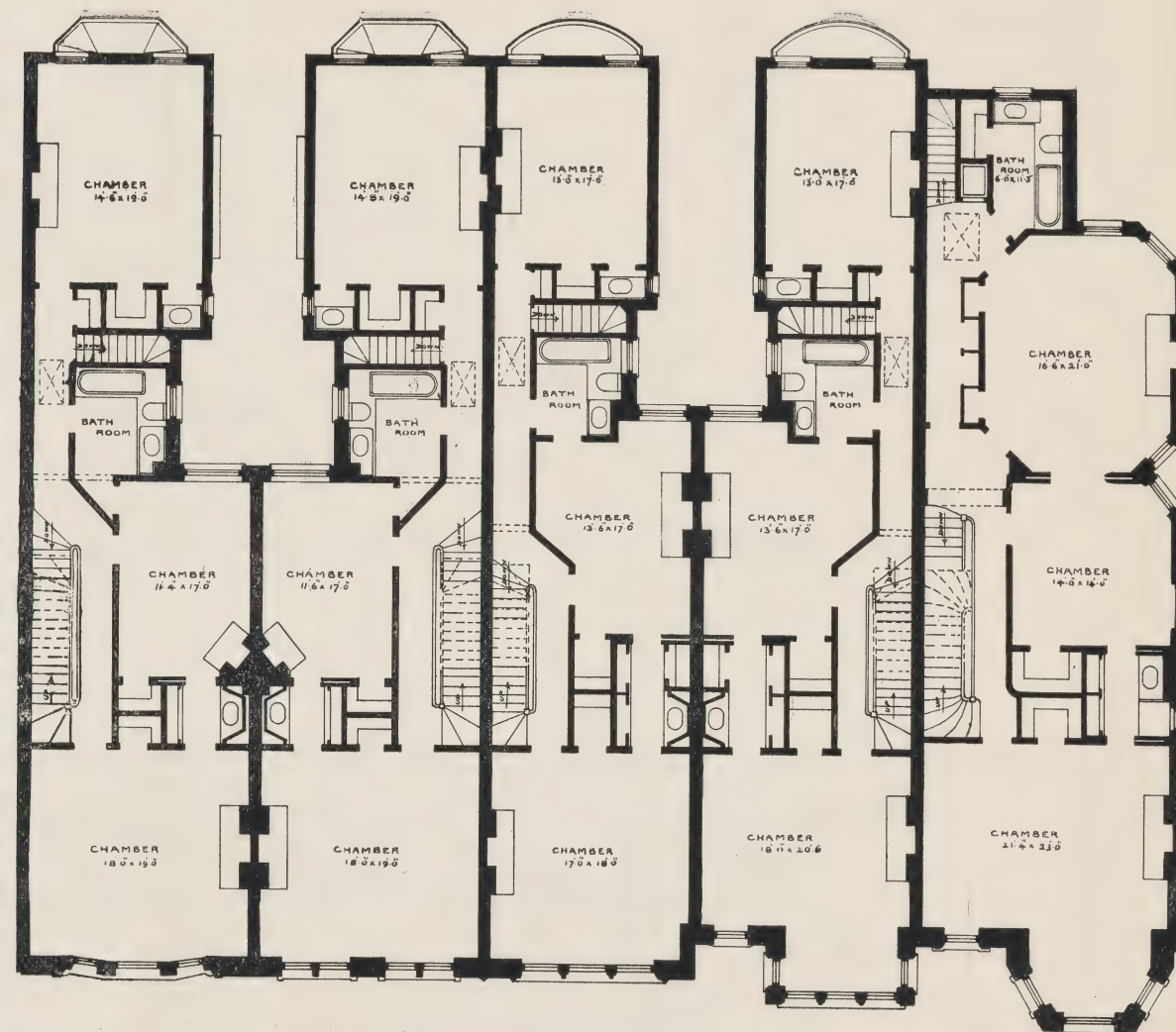
Houses tinted ready for occupancy.



BASEMENT PLAN.



PARLOR FLOOR PLAN.



SECOND STORY FLOOR PLAN.



Block of 6 houses. Cor. of West 94th Street & West End Avenue.
FOR CHARLES G. JUDSON, Esq.

Designed, and built under the supervision of
CLARENCE TRUE, ARCHITECT.

See Plans on following pages.

6 HOUSES.

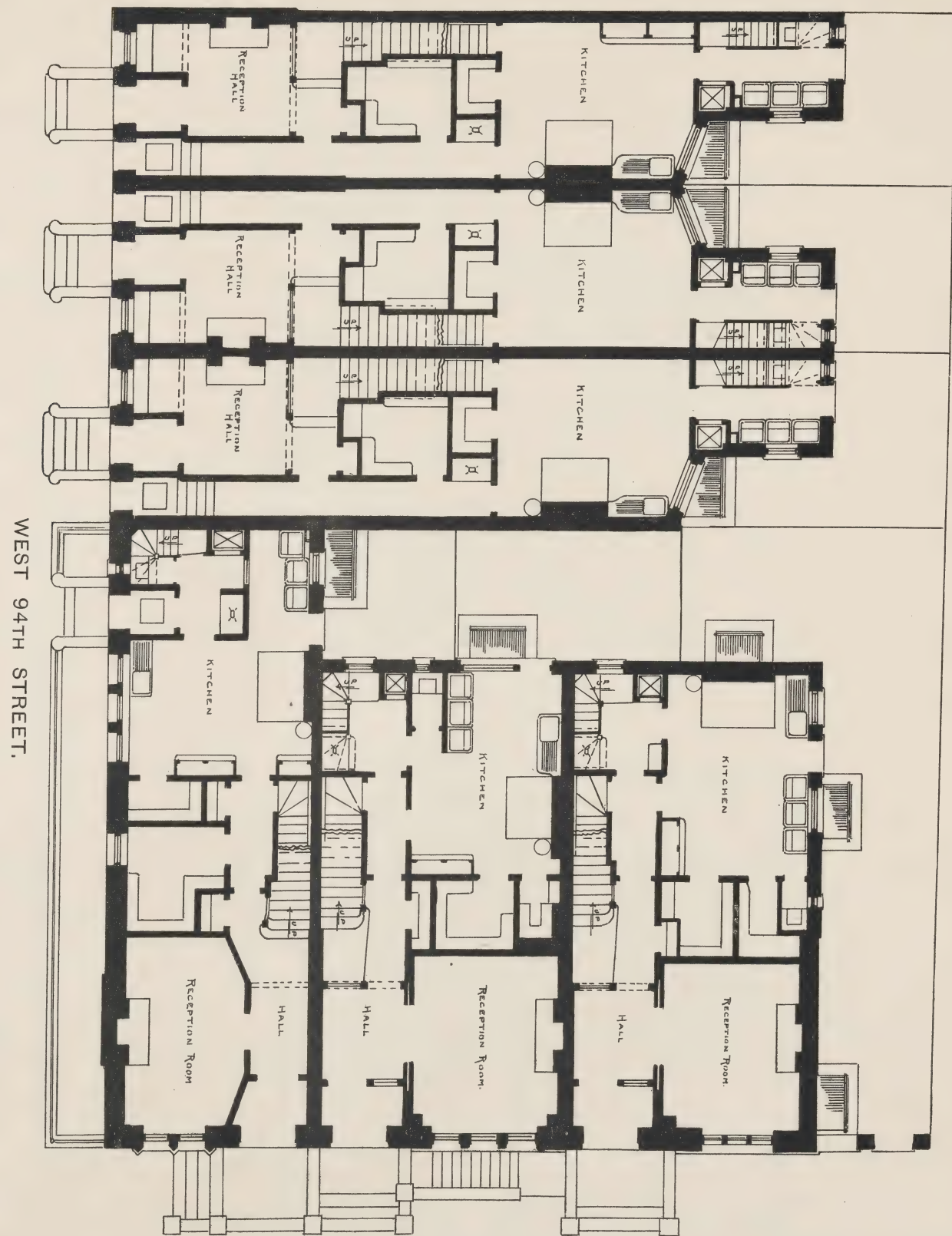
Corner of WEST 94th STREET & WEST END AVENUE.

FOR CHARLES G. JUDSON, ESQ.

CLARENCE TRUE, ARCHITECT.

DESCRIPTION.

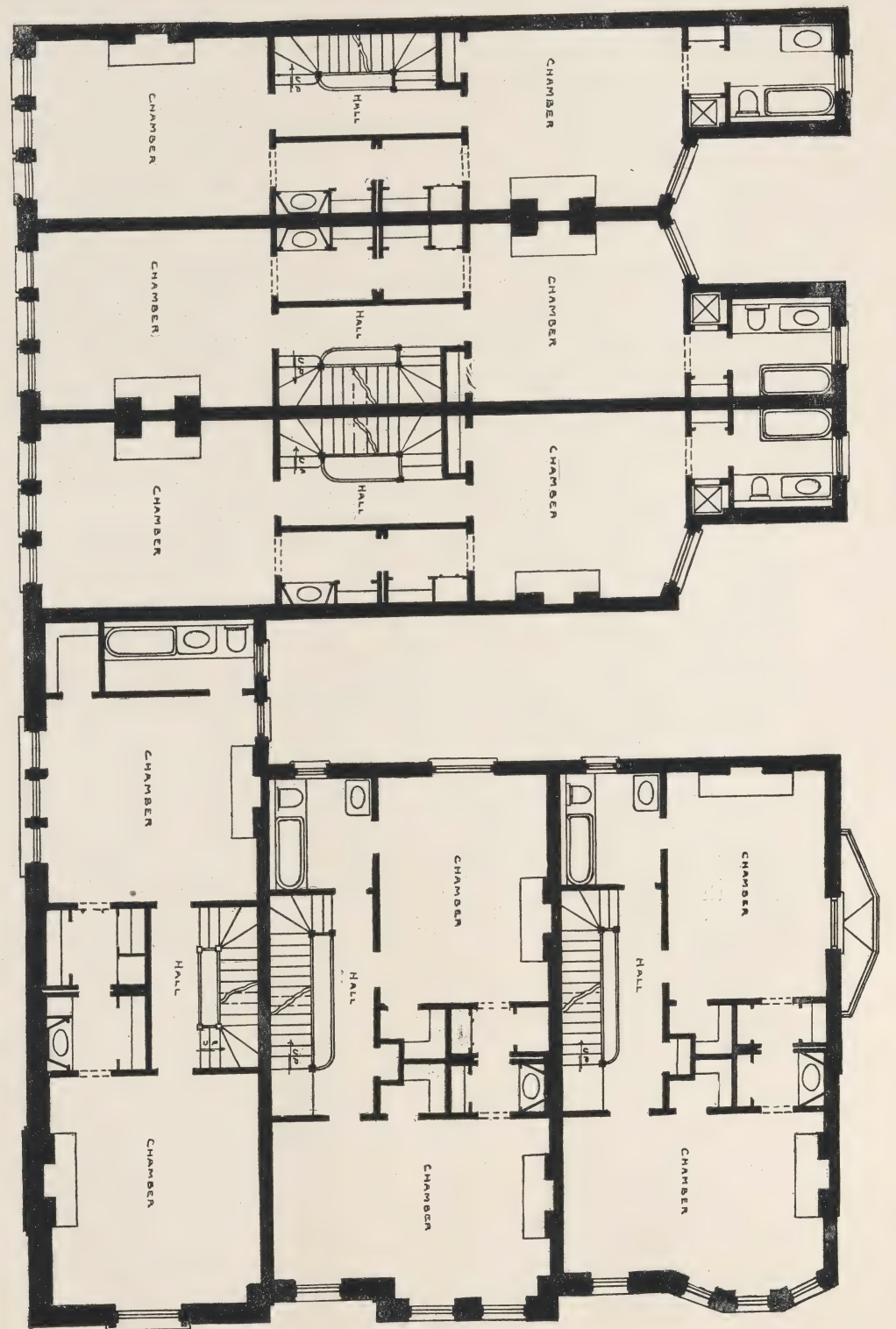
Three houses of street, 15x62 ft.
One house, corner, 18x56 ft.
Two houses on avenue, 22x43 ft.
Buildings are 4-story, cellar and attic.
Fronts of Kibby stone and brick, (special make.)
Trimmed throughout in hardwood.
Plumbing all set open.
Tile walls and floor in bath-room.
Two bath rooms in each house.
Houses tinted ready for occupancy.



BASEMENT PLAN.
WEST END AVENUE.



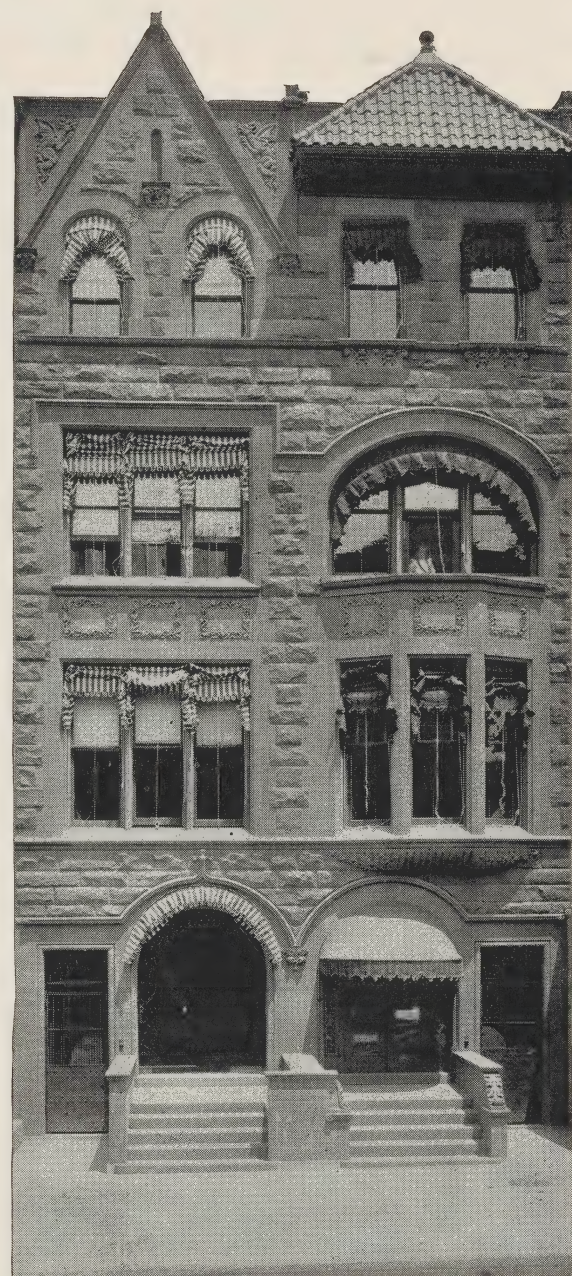
PARLOR FLOOR PLAN.



SECOND STORY FLOOR PLAN.



One House on West 92d Street.



Block of 2 Houses on West 88th Street, bet. Columbus and Amsterdam Aves.

FOR CHARLES G. JUDSON, Esq.

Designed and built under supervision of
CLARENCE TRUE, ARCHITECT.

5 Houses on Left of Photograph,
HARRY CHAFFEE, ESQ.,
OWNER.



2 Houses on Right of Photograph,
CHARLES G. JUDSON, ESQ.,
OWNER.

Designed and built under the superintendence of the Architect.
See next page for plans of northerly house which is For Sale.

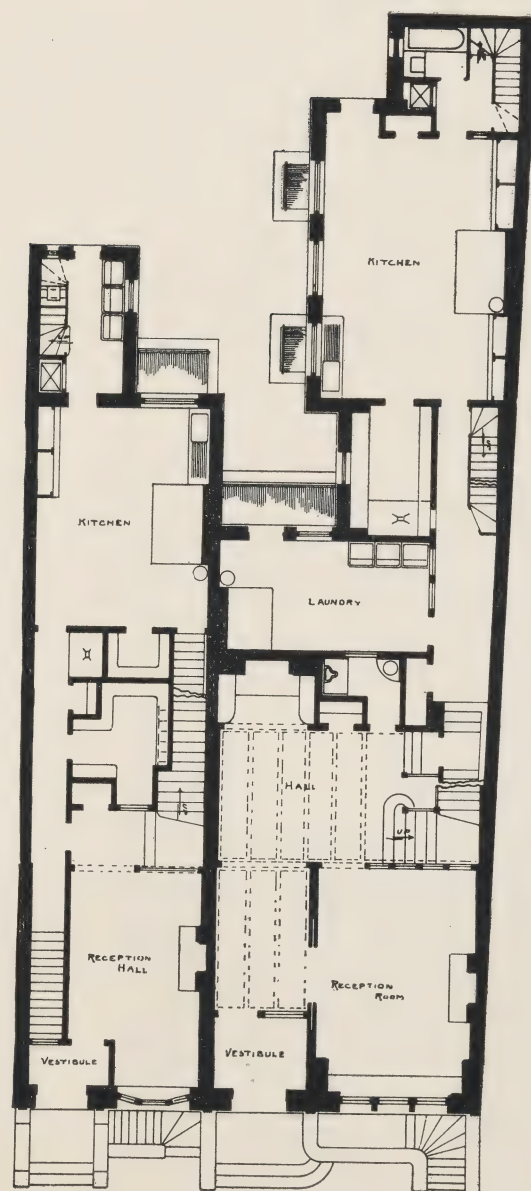
Block of 7 Houses on West End Avenue, between 71st and 72d Streets.
CLARENCE TRUE, ARCHITECT.

**DESCRIPTION OF
HOUSE, No. 159 WEST END AVENUE.**

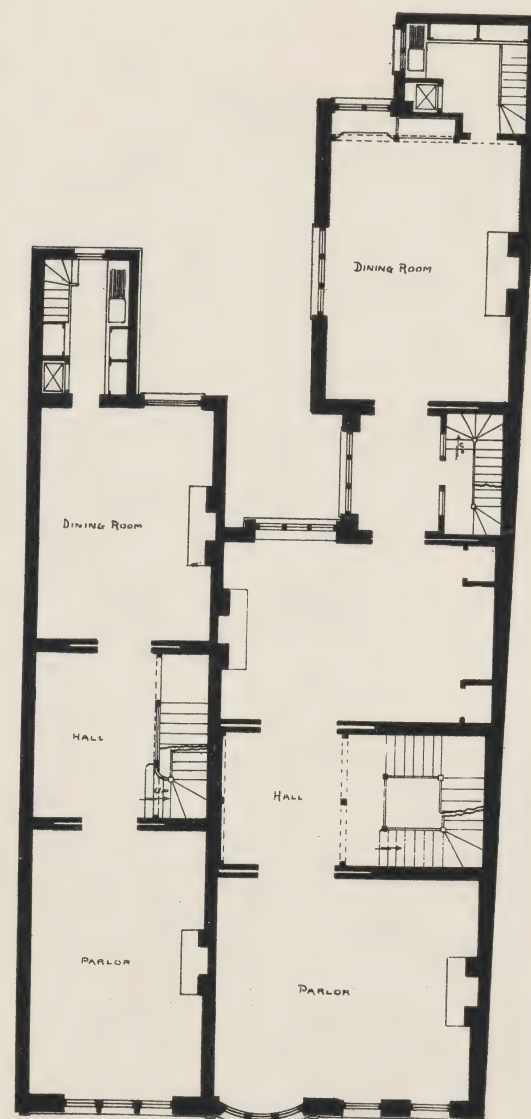
25 ft. 3 in. wide, 100 ft. deep.
Four stories, cellar, attic.
Front of Limestone, and special made brick.
Trimmed throughout in hardwood. Special designs in each room.
Parquet floor throughout basement, parlor floor and halls.
Open plumbing throughout with special work.
Tinted ready for occupancy.

This house is without exception the finest house ever offered for sale on the West Side.

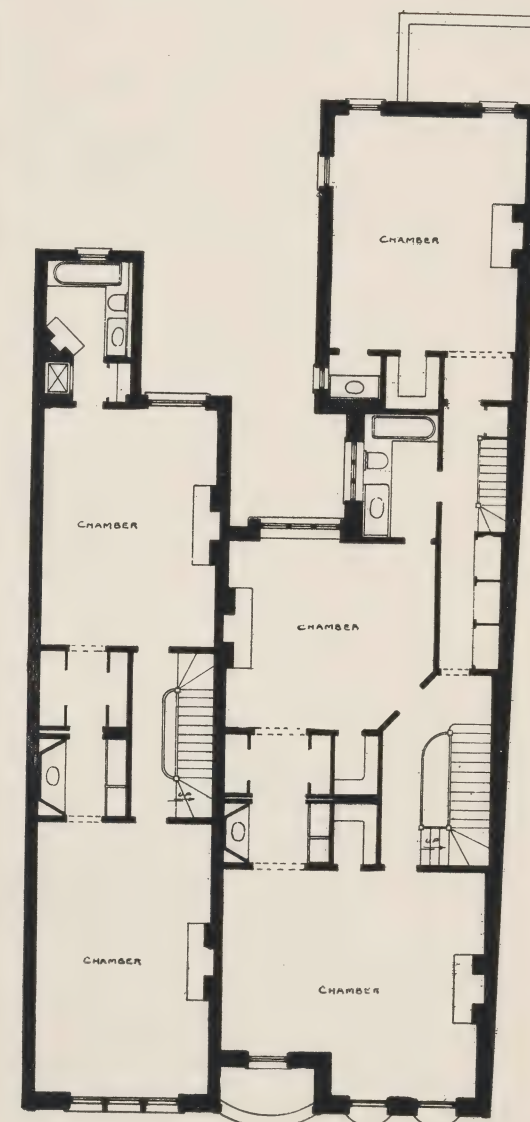
CLARENCE TRUE.



No. 157 SOLD. No. 159
BASEMENT PLAN.



No. 157 SOLD. No. 159
PARLOR FLOOR PLAN.



No. 157 SOLD. No. 159
SECOND FLOOR PLAN.

DESCRIPTION OF SIX HOUSES

— ON THE —

SOUTH-EAST CORNER OF WEST END AVENUE AND 92ND ST

FOR THEODORE A. SQUIER, Esq.

CLARENCE TRUE, Architect.

One corner house 20 ft. 5 in. wide, 56 ft. deep, with 82 ft. lot.

Five avenue houses 16 ft. wide, 56 ft. deep, with 82 ft. lot.

One of these houses sold from plan.

Buildings are four story and attic and cellar.

Buildings all have three story extensions.

Fronts are of Bedford Indiana Limestone with special made brick.

Buildings to be trimmed throughout in hardwood.

All the plumbing to be set open, with tile bath rooms.

Parquet floors to be laid in Entrance halls, Foyers and Dining Rooms.

These houses are built with the new "West End" Basement Entrance, which have been so popular on the West Side, and have been arranged with all the new ideas and appointments.

For further particulars inquire of Theodore A. Squier, on the premises or at No. 314 W. 104th Street.



Block of 6 houses on Corner of West End Avenue and 92nd Street.

FOR T. A. SQUIER, ESQ.

CLARENCE TRUE, ARCHITECT

DESCRIPTION OF 3 HOUSES

— ON —

WEST 89TH STREET, BETWEEN WEST END AVENUE AND GRAND BOULEVARD.

FOR J. EDWARD COAR, Esq.,

CLARENCE TRUE, Architect.

Intending purchasers of first-class dwellings should examine thoroughly the houses on West 89th Street. Nos. 250, 252 and 254, between West End Avenue and Grand Boulevard. These houses are 20x50 ft. with 14x27 ft. extensions, and thoroughly well built. The fronts are of Bedford Indiana Lime Stone and light grey pressed brick, making a refined and artistic effect.

These houses will meet the requirements of every good housekeeper, being built on an improved plan, giving large, airy and comfortable rooms, with ample closet room. The first floor is arranged with parlor, music room, dining room, butler's pantry and kitchen, under which is a good cellar, and laundry room at the rear. Back stairs run from the laundry to second floor, a convenience no one can question. On the second floor are three large bed rooms, and bath artistically tiled, also three desirable rooms on the third floor with an additional one for a store room.

The open plumbing, furnaces and ranges are after the latest and most improved style.

The hardwood cabinet work throughout is made after special plans and of selected wood. Mantels and tiled fireplaces are from the best designs.

These houses will be completed by October first, and can now be inspected; moderate prices will be quoted.

J. EDWARD COAR,

Owner and Builder,

Office, No. 102 West 81st Street, New York.



Block of 3 Houses on West 89th Street between Western Boulevard and West End Avenue.

For J. EDWARD COAR, Esq.,

CLARENCE TRUE, ARCHITECT.



Block of 7 Houses South-east Corner of West End Avenue and 77th Street.

FOR W. J. MERRITT, ESQ.

CLARENCE TRUE, ARCHITECT.



Block of 5 Houses on West 102nd Street, between West End Avenue and Riverside Drive.

FOR CHARLES G. JUDSON, Esq.

Designed and built under the supervision of
CLARENCE TRUE, ARCHITECT.



Block of 9 Houses on West 90th Street, between Riverside Drive and West End Avenue.

FOR THEODORE A. SQUIER, Esq.

CLARENCE TRUE, ARCHITECT.



Block of 11 Houses on West 77th Street, between West End Avenue and Riverside Drive.

For FRANCIS M. JENCKS, Esq.

Designed and built under supervision of
CLARENCE TRUE, ARCHITECT.



RESIDENCE, CORNER OF
WEST END AVENUE & 85th STREET,
FOR JOHN B. LEECH, Esq.

RICHARD G. PLATT, BUILDER.

CLARENCE TRUE, ARCHITECT.

BLOCK OF 5 HOUSES ON
WEST 88th STREET, NEAR
WEST END AVENUE.
FOR W. E. LANCHANTIN ESQ.



CLARENCE TRUE, ARCHITECT.



Block of 3 Houses on West End Avenue, between 88th and 89th Streets.

FOR RICHARD G. PLATT.

Designed and built under the superintendence of
CLARENCE TRUE, ARCHITECT.



Block of 3 Houses on West 73d Street, between West End Avenue and Riverside Drive.

FOR MESSRS. MCKINLAY & GUNN.

CLARENCE TRUE, ARCHITECT.



Block of 10 Houses on West 104th Street, near Riverside Drive.

FOR MESSRS. W. E. LANCHANTIN AND T. A. SQUIER.

CLARENCE TRUE, ARCHITECT.



Block of 7 Houses on Corner West End Avenue and 89th Street,
 FOR W. J. MERRITT, Esq.

CLARENCE TRUE ARCHITECT.



Block of 6 Houses on 85th Street near Riverside Drive.

FOR CHARLES G. JUDSON, Esq

Designed and built under the supervision of
CLARENCE TRUE, ARCHITECT.



Block of 10 Houses on West 89th Street, between West End Avenue and Riverside Drive.

For W. E. LANCHANTIN, Esq.

CLARENCE TRUE, ARCHITECT.



Block of 4 Houses on West 96th Street, between 8th and Columbus Avenues.

FOR MESSRS. SQUIER & WHIPPLE.

CLARENCE TRUE, ARCHITECT.



Block of 4 Houses on West 76th Street near Amsterdam Avenue.

FOR MESSRS. MCKINLAY & GUNN.

CLARENCE TRUE, ARCHITECT.

2 14 DWELLING HOUSES For
R.C. PLATT, ESQ.
: WEST END AVE. 84th & 85th Streets :

Clarence True Archt
102 W 81st Str

SOLD.

SOLD

SOLD

SOLD.

SOLD.

SOLD.

SOLD.

10

The Plans and Interior of these Houses were designed by Mr. Clarence True.
These Elevations were designed by Mr. Frank Miles Day.

SEE OPPOSITE PAGE.



Block of 14 Houses on West End Avenue, between 84th and 85th Streets.

FOR RICHARD G. PLATT, Esq.

For remaining houses unsold inquire of
MR. PLATT, AT 102 W. 81ST STREET.

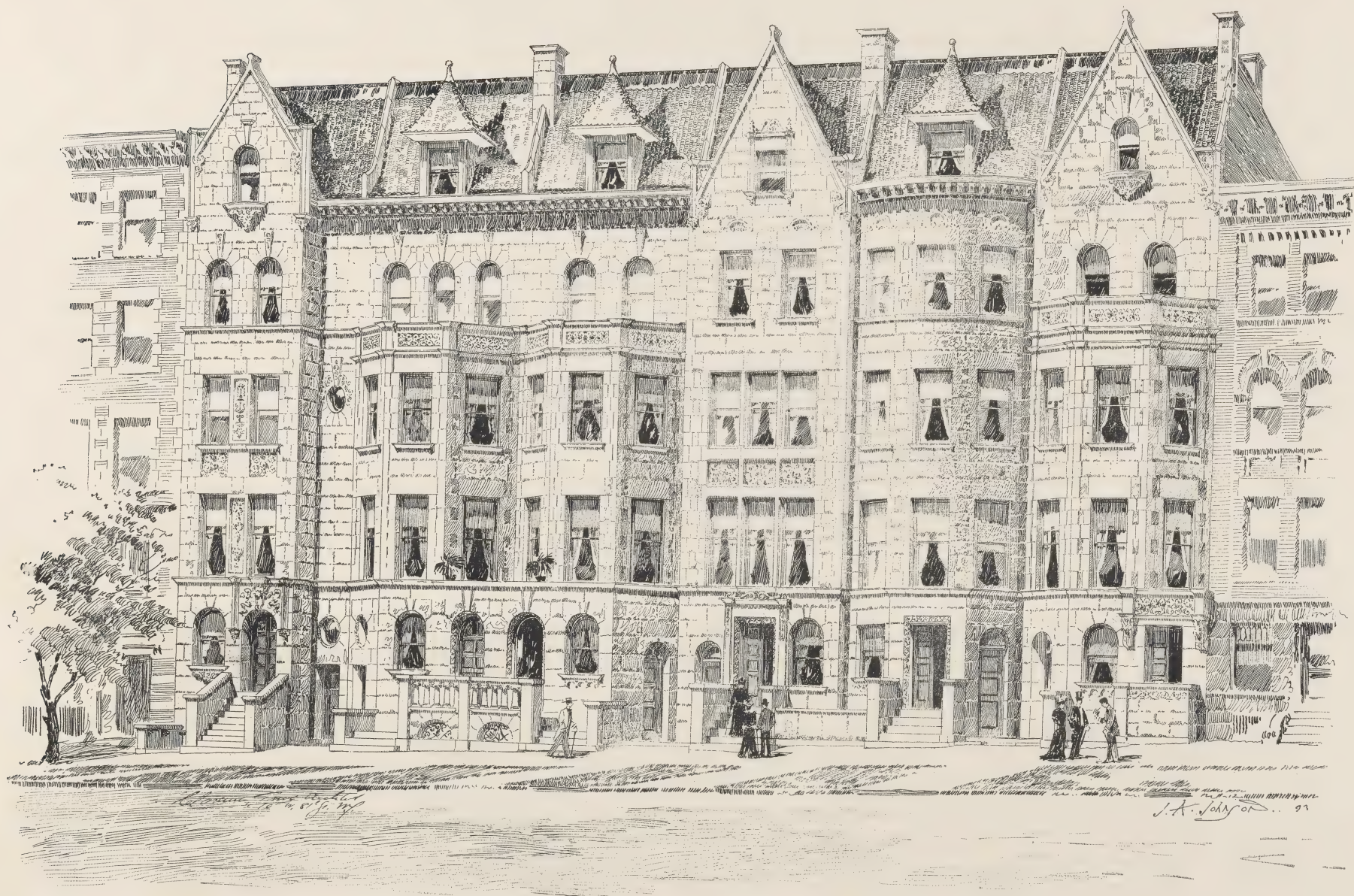
FRANK MILES DAY, ARCHITECT,
PHILA. PA.



Block of 6 Houses on West 96th Street, near Columbus Avenue.

FOR MESSRS. SQUIER & WHIPPLE.

CLARENCE TRUE, ARCHITECT.



Block of 6 houses on West 79th Street near Amsterdam Avenue.

FOR MESSRS. DENIG & COHEN.

CLARENCE TRUE, ARCHITECT.



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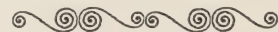
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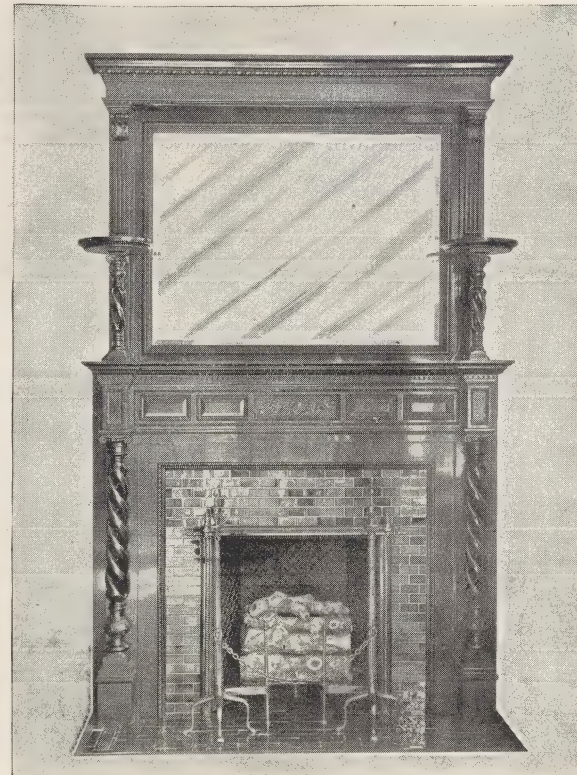
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- 3 " " T. A. SQUIER, on W. 90th Street.
- 11 " " FRANCIS M. JENCKS, on W. 77th Street.
- 10 " Messrs. LANCHANTIN & SQUIER, on W. 104th Street.
- 7 " Mr. W. J. MERRITT, Cor. 89th St. & West End Ave.

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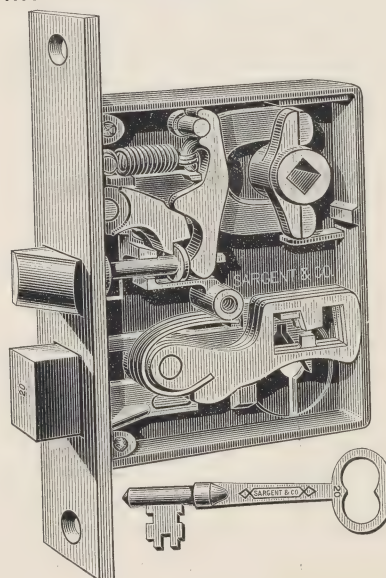
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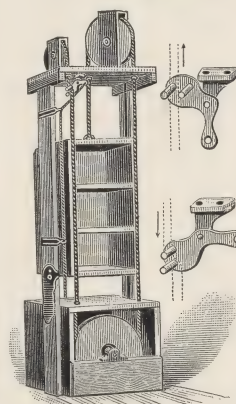
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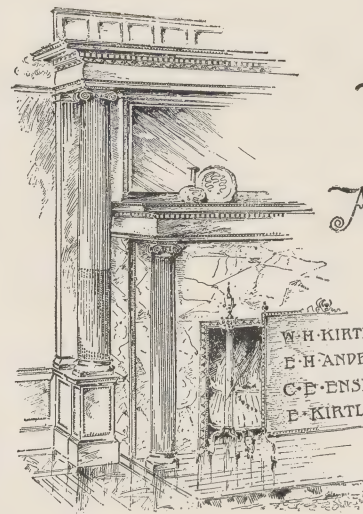
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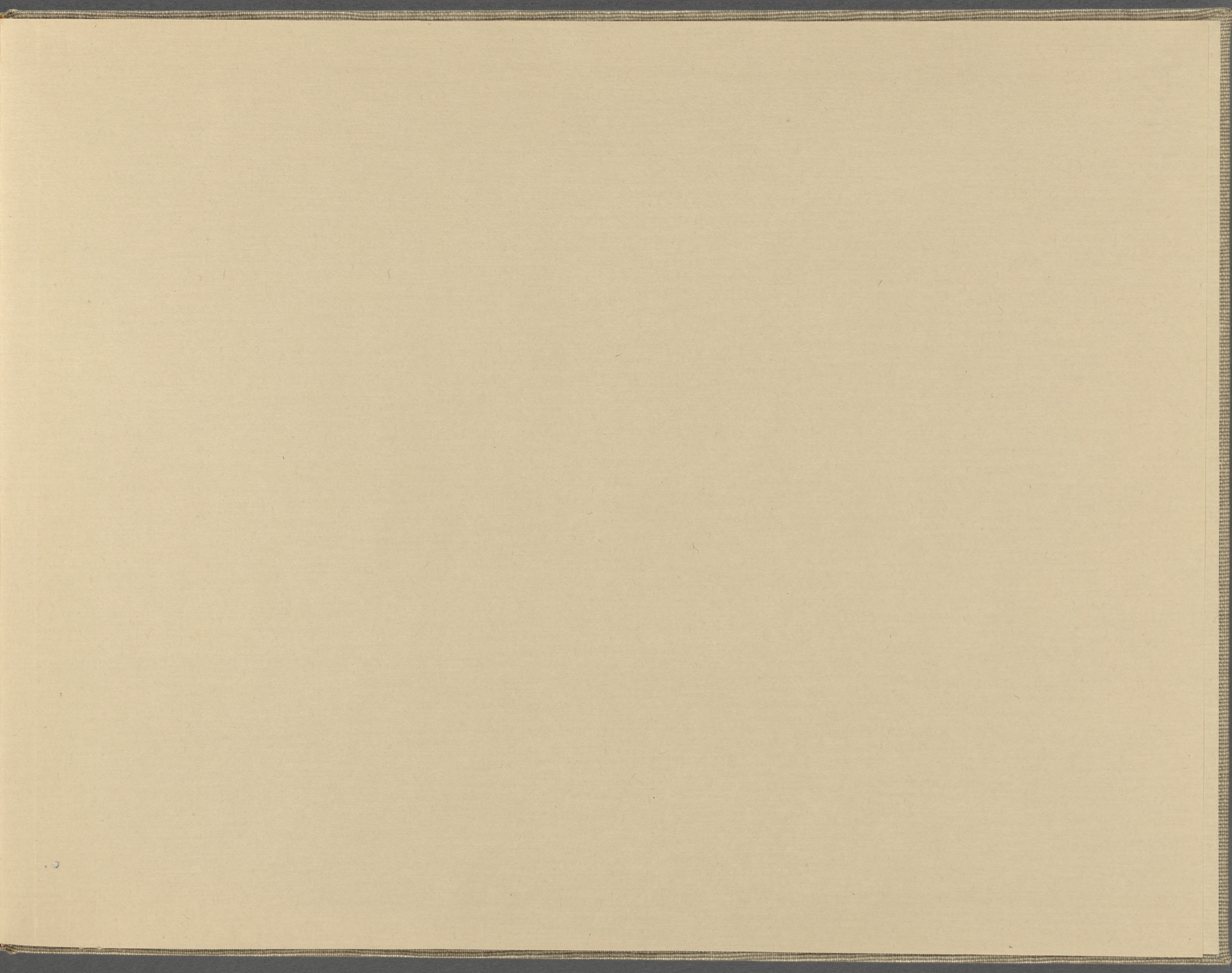
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